



Mario Montez &lt;mario.montez@lacity.org&gt;

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**Assessment Adjustment: South Park II BID Assessment**

2 messages

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**Tara Devine** <tara@devine-strategies.com>  
To: Mario Montez <mario.montez@lacity.org>

Tue, Dec 29, 2015 at 3:15 PM

Mario:

We've provided longhand explanations of assessments to a number of owners so they can verify or contest their lot, bldg, frontage. All but one have either said that the numbers were correct or have not responded yet - with one exception. We need to adjust an assessment for one parcel - perhaps you can tell me how we can go about it?

**APN 5134-024-008** (218 W. 14TH)

The Assessor's website shows a 6,000 sf bldg (which we included in the dbase/assessment calculation;) however, the parcel is, in fact, vacant. As of yesterday, a search of Assessor's publicly available website still shows a 6,000 sf bldg - which does not exist and apparently has not for a considerable time.

Zeroing out the bldg SF will result in a \$150 assessment reduction for that APN.

How can we take care of that? Do you need an updated version of the database with the bldg SF removed? I can send it over if needed.

The owner spoke to Assessor's office and provided the contact they spoke to below, in case that is helpful.

Thanks!

----- Forwarded message -----

From: "Missy No" &lt;buysellre@gmail.com&gt;

Date: Dec 10, 2015 1:33 PM

Subject: Re: South Park II BID Assessment

To: "Priscilla Hsu" &lt;priscilla@southpark.la&gt;

Cc: "Tara Devine" &lt;tara@devine-strategies.com&gt;, "Jessica Lall" &lt;jessica@southpark.la&gt;

Thank You, Priscilla.

Tara,  
Today, I spoke to Paul Song, direct line [213-974-7576](tel:213-974-7576) at LA County Assessor, he said subject property, apn 5134-024-008, in their system as code 2700 & assessed as a parking lot. No building structure. Paul even checked out via internet Satellite to reconfirm it's a vacant land/parking lot without Structure. He suggested City Clerk or South Park BID to call him direct to verify.

He strongly suggested me to contact City Clerk's office to correct in their system so South Park BID will assess correctly.

I spoke to Josie at City Clerk & she said she will have "someone" to contact me on this matter since she was unable to guide me.

If you have source or know a person who can help me from City Clerk office, please give me your input.

Thank You.

On Thu, Dec 10, 2015 at 11:00 AM, Priscilla Hsu <[priscilla@southpark.la](mailto:priscilla@southpark.la)> wrote:

Hi Missy,

I hope you had a good call with Tara yesterday.

Services in your area will begin January 2, 2016 but in the meantime, here are some additional resources that I hope you will find helpful:

- [Annual Meeting](#)

We just hosted our Annual Meeting yesterday, a public meeting for all to come learn more about the BID, our services, and the work that we do. If you'd like to see a snapshot of all the work we've done and all the work we plan to do, a copy of the presentation is [here](#).

- <http://southpark.la/>

Visit our website and get a sense of what else is happening in our district. Of special note to you may be our [business directory](#), a one-stop shop for visitors looking for businesses in the district. We would love to include you and make sure we support your business as best we can.

- [Management District Plan](#)

Jessica may have mentioned to you that the Management District Plan is the guiding document of how assessments are calculated, the BID's budget and how it is allocated. This is attached for your information. It can be very technical – if you have any questions, please feel free to reach out to Tara Devine, who is very approachable regarding the technical aspects of a BID. She is CCed on this email and her information is listed below:

- Tara Devine

[tara@devine-strategies.com](mailto:tara@devine-strategies.com)  
310-430-5121

- [Meeting Dates](#)

We encourage you to get involved with the BID so that we can make sure we are serving your needs as best as we can. All of our meetings are open to the public. The 2016 meeting schedule is attached and can be found online [here](#). I will also add you to our newsletter and meeting notifications to help remind you of our upcoming events.

- [FAQ](#)

We put together a list of Frequently Asked Questions that people have about the BID. The most up-to-date answers can be found on our website [here](#). We are going to update this to include SPII questions in January.

- **Hotline**

As I mentioned earlier, services for SPII do not start until January but to get a sense of what you can expect, the current BID has a request form that you can view [here](#). We also have a 24/7 hotline that will reach a live person, no matter what time of day.

I hope this email is helpful in giving you more information about the BID. Our work for South Park was recently awarded an international award for Public Space Improvements by the International Downtown Association, which you can read about [here](#). We take a lot of pride in serving our stakeholders well and hope that we can build a lasting partnership that works for you too.

Please do not hesitate to reach out if you have any questions!

Priscilla Hsu

South Park BID

*Celebrating 10 Years*

o. 213 663 1120

24/7: 866 560 9346

**From:** Tara Devine [mailto:[tara@devine-strategies.com](mailto:tara@devine-strategies.com)]  
**Sent:** Wednesday, December 09, 2015 4:12 PM  
**To:** [buysellre@gmail.com](mailto:buysellre@gmail.com)  
**Cc:** Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>; Priscilla Hsu <[priscilla@southpark.la](mailto:priscilla@southpark.la)>  
**Subject:** Re: South Park II BID Assessment

I forgot to cc. Jessica and Priscilla :)

On Wed, Dec 9, 2015 at 4:11 PM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> wrote:

Dear Misei:

Thank you for the opportunity to speak to you today. I hope you'll be happier about the BID once the services are up and running in January. Jessica, cc'd above, is the Executive Director of the South Park and South Park II BIDs. Priscilla is the Operations Manager, and will send you some additional information about the BID and BID services.

Below is a detailed explanation of your assessment/calculation. **You mentioned that one parcel is vacant, but the Assessor data for your parcel does not reflect that. It shows a 6,000 sf building (built in 1967) on a 6,000 sf lot. Yet the property is coded 2700, which is "patron or employee parking lot." You should contact the Assessor to correct/resolve that information as necessary - it may (or may not) be affecting your property**

**tax as well. If they correct it, we can also adjust your BID assessment accordingly.** If you have more questions or believe any of the other information below is incorrect, please let me know.

All government-owned, commercial, industrial, and R4 or R5-zoned properties/owners in South Park II are assessed using the same methodology. R-1 through R-3 are not assessable by law, however, all the residential properties in South Park II are R4 or R5, so everyone pays as follows:

\$10 per linear foot (lf) of frontage +

\$0.04 per square foot (sf) of lot +

\$0.025 per square foot (sf) of building

**APN 5134-024-013 (1410 S OLIVE)**

176 lf frontage x \$10 = \$1,760 +

7790 sf lot x \$0.04 = \$311.60 +

10,240 sf bldg x \$0.025 = \$256

**\$2,327.60 TOTAL**

**APN 5134-024-008 (218 W. 14TH)**

50 lf frontage x \$10 = \$500 +

6000 sf lot x \$0.04 = \$240 +

6000 sf bldg x \$0.025 = \$150

**\$890 TOTAL**

**Both properties = \$3,217.60**

If there is no building on 5134-024-008, then your BID assessment will decrease by \$150. We can work with the City to change your BID bill if you are able to get the Assessor to update the information.

Warmest regards,  
Tara Devine  
310-430-5121



**Missy No**  
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**Mario Montez** <mario.montez@lacity.org>  
To: Tara Devine <tara@devine-strategies.com>  
Cc: Taneda Larios <taneda.larios@lacity.org>

Tue, Dec 29, 2015 at 3:49 PM

Tara,

Our accounting staff will send out another bill with the reduced assessment ( \$740.00 ). This adjustment has already been applied to our database - new total BID assessment \$447,107.84. Just make sure your version of the database shows the same.

Thanks

Mario

[Quoted text hidden]

